

*Fiscal Year
2014-2015
Annual Report*

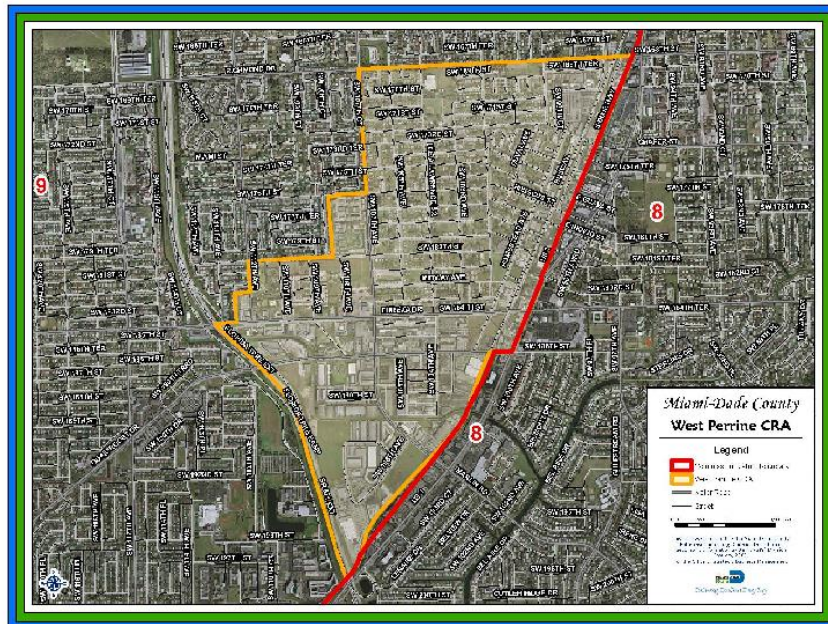
An Urban Initiative to Stimulate Redevelopment & Create
A Better Neighborhood to Live, Work and Play

OVERVIEW

The West Perrine Community Redevelopment Agency (CRA) was created on June 5, 2007 by the Miami-Dade County Board of County Commissioners (Board). The Board had initially declared the area to be slum and blighted, when it adopted Resolution No. R-212-05, which authorized the creation of a redevelopment plan to address the needs of the unincorporated area located in the southern part of the County. The Board adopted a Community Redevelopment Plan (Plan) for the CRA, through Resolution No. R-744-07, and established the required CRA Trust Fund, through Ordinance No. 07-79. This Annual Report and Financial Statements are prepared pursuant to Florida Statutes Chapter 163.356(3)(c), which requires CRA's to provide an annual report by March 31st of each year to the Governing Body. The CRA's primary revenue source is tax increment financing (TIF), which is generated through the incremental growth of ad valorem taxes beyond an established base year, as defined in Section 163.387 of the Florida Statutes. Fiscal Year 2014-15, which covered the period from October 1, 2014 through September 30, 2015, was the CRA's eighth year of operation.

CRA Boundaries

The general boundaries of the CRA are: on the North by SW 168th Street, on the East and Southeast by State Road 5 (US-1), and on the West and Southwest by the State Road 821 (The Homestead Extension of Florida's Turnpike), as illustrated on the map below. In total, the CRA comprises 1,050 acres and lies entirely within County Commission District 9, represented by Commissioner Dennis C. Moss.



CRA Board and Staffing

Upon creation of the CRA, the Board approved Resolution R-745-07, appointing itself as the CRA Board of Commissioners. As of September 30, 2015 the Board consisted of:

Jean Monestime, Chairman	
Esteban L. Bovo Jr., Vice Chairman	
Bruno A. Barreiro	Daniella Levine-Cava
Jose “Pepe” Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Rebeca Sosa	Dennis C. Moss
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

Miami-Dade County professional staff from the Office of Management and Budget (OMB) provides support to the West Perrine CRA. The effort is led by Mr. Jorge M. Fernandez Jr., Coordinator of the Community Redevelopment and Municipal Services Unit. Legal support was provided to the CRA through the County Attorney’s Office by Assistant County Attorney Terrence A. Smith.

CRA Plan Implementation

Guided by the overall goal to provide relief to address unsafe or unsanitary conditions within the CRA Area, this year the CRA approved a grant agreement in an amount not to exceed \$35,000 to complete necessary repairs and aesthetics improvements to the Bethel House, a historical structure in the Area which celebrates the Bahamian roots of the West Perrine Community.



The charming Bahamian-American Museum is known as the last standing house built by Bahamian settlers in the Area. Since it is the only museum of its type in South Dade, it attracts numerous County school educational visits, as well as visits from Senior Care Centers dedicated to the welfare care and entertainment of senior citizens.

Miami-Dade County's Historic Preservation Board designed the Bethel House a historic site in 1996, a status that enabled the future relocation and preservation of the structure. With assistance from Miami Habitat for Humanity (which donated the lot the house presently occupies) and support by the County, the cottage was moved two blocks to the west of where it once stood in December of 1998. A restoration program was created with a future vision that includes the use of both interior and outdoor areas for educational demonstrations. The Bethel House is often visited by national and international tourists with a keen interest in learning about Bahamian culture and early settlements in the area. Thus, addressing its upkeep needs is primordial to the future success of the Bethel House. The awarded grant has provided funding for fencing to protect the structure from litter and vandalism; replacement of the internal wood flooring to meet historic specifications; tenting the wooden structure to avoid additional termite damage; installation of a mini-split air conditioning unit to protect museum exhibits from adverse effects of humidity; and installation of an external screening barrier to keep cats and rodents from creating unsanitary conditions at the open base of the structure. Addressing these maintenance and preventing needs not only creates a positive image for the community, but can have an impact in attracting investment to the area.

Additionally, guided by the Plan's goal to support historic elements located within the Area, the Board adopted Resolution No. CRA-3-15, requesting County staff to take all necessary actions to accomplish the acquisition of available vacant property in close proximity to the Historic Bethel House for the purpose of constructing a parking facility.



Visitors from the
East Ridge
Retirement
Village at Cutler
Bay enjoyed a
touring day at the
Bethel House

The Bethel House is in need of parking adjacent to or in close proximity to the museum to better serve its visitors. County staff has identified several vacant properties suitable for parking for Bethel House, which are within the Perrine Community Urban Center. Under current zoning regulations, those parcels are appropriate to be used for the needed parking. To this end, appraisals, title search, environmental assessments and other real estate evaluations needed have been authorized with the intent to purchase one of the properties to construct the needed parking lot.

Commercial Redevelopment Grant Program

During the earlier part of the Fiscal Year 2014-15, the CRA saw the completion of two capital improvement projects funded through the CRA's commercial redevelopment grant in Fiscal Year 2013-14. These projects were identified and selected for funding through the CRA's partnership with Neighbors and Neighbors Association, Inc. (NANA). The not-for-profit organization oversaw the grant program competitive process, providing the CRA with funding recommendations for businesses that met the established requirement of the Commercial Redevelopment Grant Program. Eric T Haas, sole proprietor of a warehouse located at 10500-10510 SW Terrace and Miami's Alec's Truck Accessories, LLC were each awarded a \$25,000 commercial grant.

Repairs to the warehouse included: installation of a new roll door, windows, new entrance door, roof work, exterior lighting and exterior painting.



Miami Alec's Truck Accessories, LLC added square footage to its existing building, exterior signage, sewer hookup, exterior and interior painting, exterior and interior lighting. The picture below shows the construction work in progress.



In the words of the business owner: "The blocks are starting to go up! We are very excited about seeing the skeleton of the structure emerging from the concrete foundation."

Tax Base Growth and Tax Increment Financing Revenues

For Fiscal Year 2014-15, the Preliminary 2014 Tax Roll of \$405,197,264 decreased by 2 percent from the preceding year's preliminary tax roll. The current 2014 Preliminary Roll value is still below the \$431,319,597 taxable base year. Since the base year value is higher than the 2014 tax roll, the CRA did not receive any TIF revenues from the County. The CRA had an operational revenue carry over from FY 2013-14 of \$690,162.

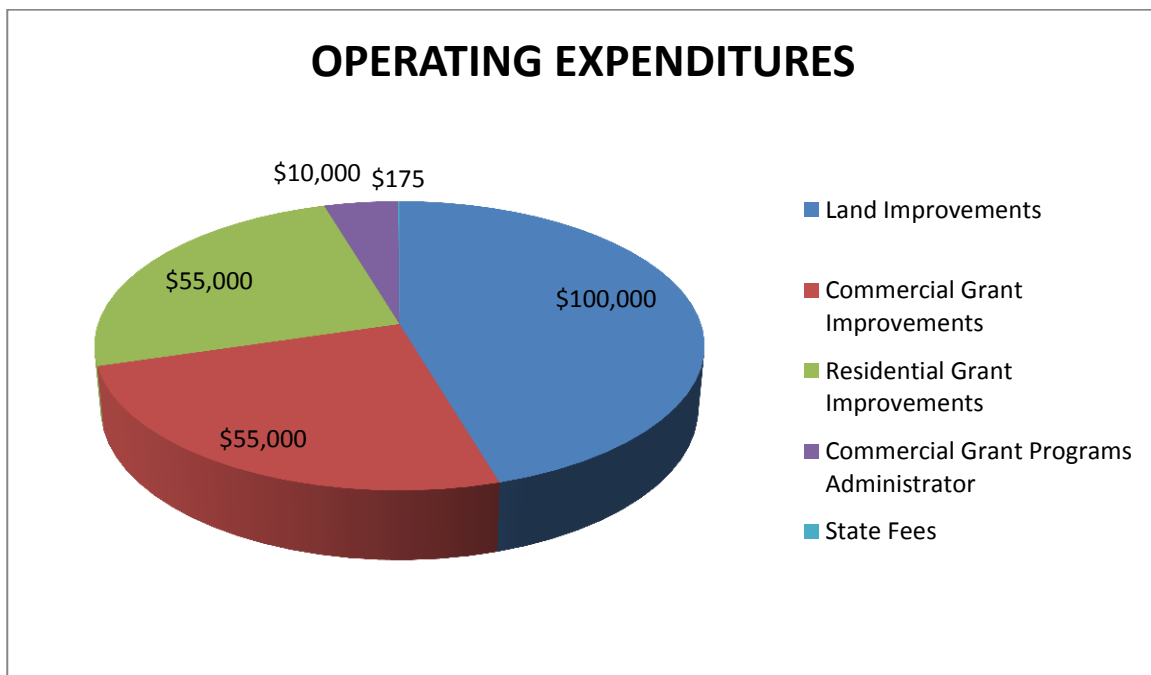
Adopted Budget for Fiscal Year 2015 - 2016

The budget for Fiscal Year 2015-16 is based on projections of cash balances at the end of FY 2014-15. For FY 2015-16, the CRA did not receive any TIF revenue due to the 2007 base year being higher than the 2015 Preliminary Tax Roll for the area. The budget includes total revenues of \$525,629, consisting of carryover (\$524,804) and interest (\$825).

Administrative Expenses in the budget include \$44,000 for direct support from Miami-Dade County staff relating to coordinating the day-to-day operations of the CRA. These tasks include but are not limited to preparing meeting agendas, overseeing the CRA's Trust Fund, processing invoices and coordinating with County Departments to implement the CRA's initiatives. Administrative expenses are approximately 20 percent of budgeted expenditures.

Operating expenses for the CRA total \$220,175 and include \$100,000 for improvements to land owned by the CRA. The FY 2015-16 adopted budget also includes improvement grants allocated in the amounts of: \$55,000 for commercial improvements and an additional \$55,000 for residential improvements. In addition, \$10,000 have been allocated for the not-for-profit partner that will administer these grants. There is also a Special District Fee that all community redevelopment agencies are required to pay to the State of Florida in the amount of \$175.

The FY 2015-16 budget also includes \$261,454 in reserves until such time as a redevelopment opportunity is identified.



Financial Report

Statement of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year Ended September 30, 2015*

Revenues

Taxes	\$0
Investment Income	<u>\$1,087</u>
Total Revenues	\$1,087

Expenditures

General Government	\$163,116
Debt Service	\$0
Capital Outlay	<u>\$0</u>
Total Expenditures	\$163,116

Excess/Deficiency of Revenues

Over Expenditures	(\$162,029)
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Other Financing Sources

Operating Transfer In	\$0
Operating Transfer Out	<u>\$0</u>
Total Other Financing Sources	\$0

Net Change in Fund Balance (\$162,029)

Fund Balance Beginning \$690,162

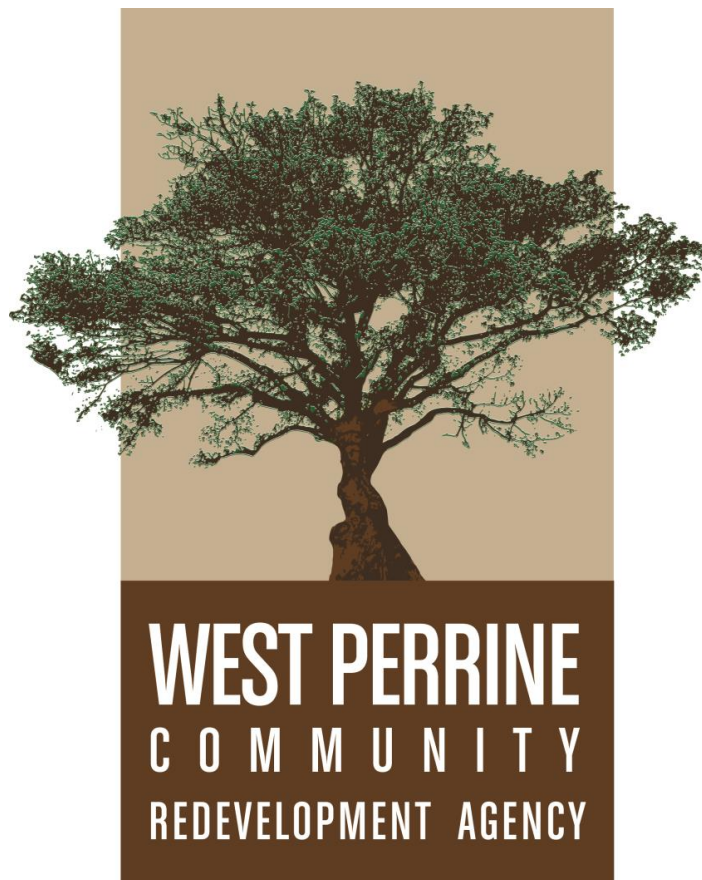
Fund Balance End \$528,133

***NOT AUDITED**

Summary

The potential for future commercial and residential development throughout the West Perrine CRA boundaries is palpable, remaining in line with the CRA's goals to expand the property values within the Area and to find opportunities to improve the physical quality of life for the businesses and residents of the Area in accordance with the Plan.

The CRA Annual Report has been filed and is available for review in the County Clerk's Office. The notice of publication is set for March 27, 2015 in the Miami Herald newspaper's Neighbors Section. The Annual Report and other information relating to the West Perrine CRA can be reviewed in the Miami-Dade County's website <http://www.miamidade.gov/redevelopment/west-perrine.asp>



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